



## Community Development Department

801 228<sup>th</sup> Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

### Mitigated Determination of Non-Significance (MDNS) PLN2009-00004

#### Description of proposal:

The applicant is proposing to subdivide a 2.51 acre property into 10 single family lots; the subject property is located to the west of 248<sup>th</sup> Avenue SE, at the intersection of SE 17<sup>th</sup> Place. The lots will be accessed via a road connecting to 248<sup>th</sup> Avenue SE. The subject site is constrained by two on-site wetlands, and wetland buffers from adjacent off-site wetlands.

**Proponent:** KFS LLC (Shupe Holmberg, Encompass Engineering/Baima & Holmberg, representative), 165 NE Juniper Street, Suite 201 Issaquah, WA 98027

**Location of proposal:** The west side of 248<sup>th</sup> Avenue SE, at the intersection of 248<sup>th</sup> Avenue SE and SE 17<sup>th</sup> Place, Sammamish, WA; Section 2, Township 24N, Range 6E, Willamette Meridian. Tax Parcel: 0224069066

**Lead agency:** City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

#### Voluntary Mitigation Items:

Probable significant traffic impacts were identified through the SEPA review process, which the applicant has proposed to eliminate through mitigation pursuant to WAC 197-11-350. The applicant has agreed to voluntary mitigation as follows:

*To mitigate for inadequate intersection sight distance looking to the north of the proposed intersection (plat internal road/248<sup>th</sup> Avenue SE), prior to final plat, a traffic circle shall be constructed to the satisfaction of the Public Works Department. The traffic circle shall be designed by a licensed professional civil engineer as part of the plat final engineering plan preparation, reviewed by the City Public Works Department, and approved for construction. Prior to traffic circle construction, the Contractor shall cone curb radii on all new corners and location of traffic circle. Public Works traffic engineer shall be notified to coordinate field test with School District and Eastside Fire and Rescue. Traffic circle size and dimensions may be modified as a result of bus and ladder truck field tests.*

**Responsible official:**

Susan Cezar, Deputy Director  
Department of Community Development  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0500

**Contact person:**

Evan Maxim, Senior Planner  
Department of Community Development  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0523

**Date of Decision:** February 24, 2010

**You may appeal this determination. Send comments / appeals to:**

SEPA Responsible Official  
City of Sammamish  
801 - 228<sup>th</sup> Ave SE  
Sammamish, WA 98075

**Deadline:** Appeals must be received at the address above by: **March 17, 2010 at 5:00PM per SMC 20.15.130.**